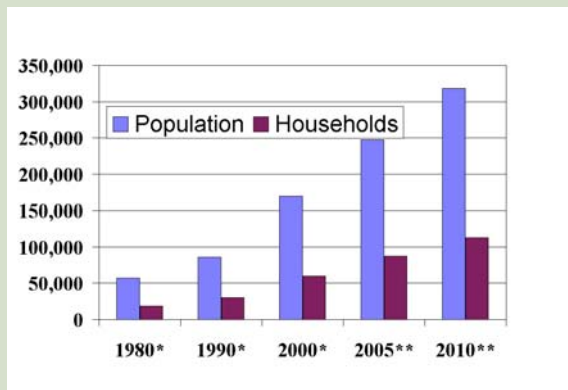


Loudoun County, Virginia—Annual Demographic and Economic Trends

Population and Household Trends

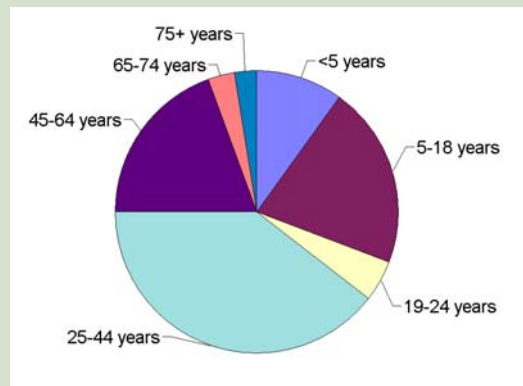
The 2006 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 257,706.



Sources: *U.S. Census Bureau, **Loudoun County Fiscal Impact Committee

Age Characteristics

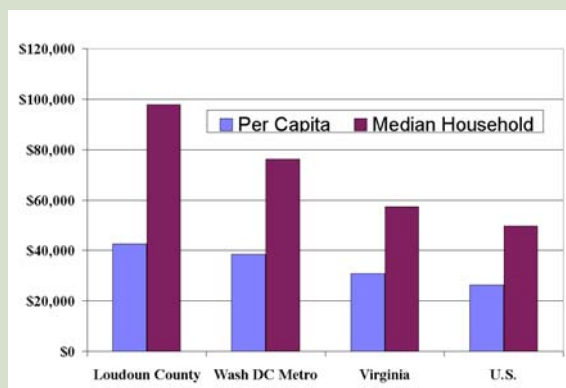
With 56% of the population between 25 to 64, Loudoun has a young and abundant workforce.



Sources: U.S. Bureau of the Census; ESRI Business Information Solutions forecasts for 2005.

Income Comparison

The median household income in Loudoun, \$97,830, is nearly double the national median of \$49,747.



Sources: U.S. Bureau of the Census; ESRI Business Information Solutions forecasts for 2005.

Major Employers

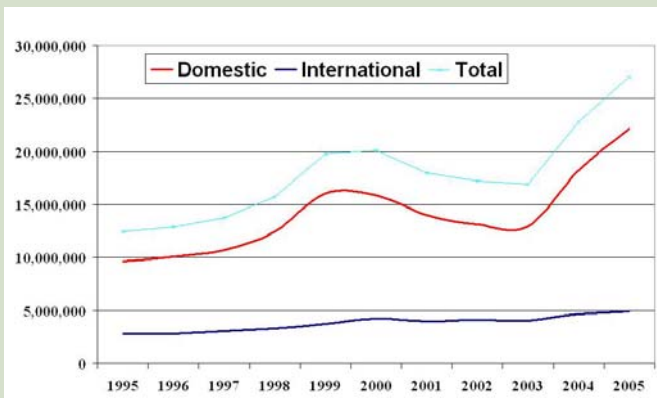
The following is a select list of Loudoun's largest employers. A complete list of major employers is available online at <http://biz.loudoun.gov>.

Company	Employment Range
America Online, Inc.	Over 5,000
Department of Homeland Security	1,000—4,999
Loudoun Hospital Center	1,000—4,999
United Airlines, Inc.	1,000—4,999
Verizon Business	1,000—4,999
Department of Transportation	500—999
Orbital Sciences	500—999
Neustar, Inc.	300—499
Rockwell Collins Simulation	300—499
Telos Corporation	300—499

Source: Virginia Employment Commission, 2nd Quarter 2005

Washington Dulles Airport Trends

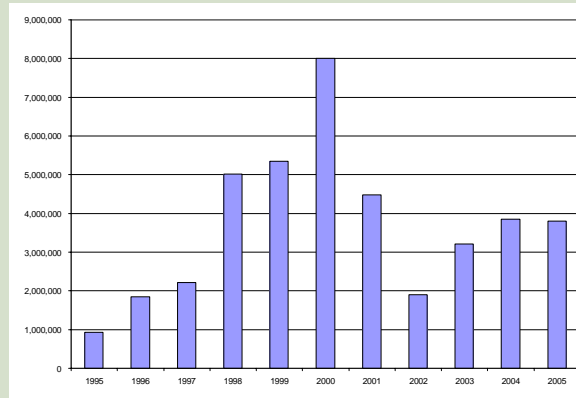
Passenger counts at Washington Dulles International Airport continued their upward trends, totaling 27,062,118.



Source: Metropolitan Washington Airports Authority

Nonresidential Development Trends

The nonresidential square footage permitted averaged 3.6 million a year over the past decade.



Source: Loudoun Building & Development. Compiled by: Loudoun Economic Development

Employment Notes

Both Loudoun's and Virginia's unemployment rate dropped to their lowest levels in 5 years in May 2006.

Loudoun had the highest employment growth in the Northern Virginia region. At 5.2 percent, the county's growth rate was significantly higher than the national rate of 1.5 percent.

Unemployment Rate (May 2006)

		Annual Chg*
Loudoun County	1.70%	-23%
Northern Virginia	2.10%	-22%
Virginia	2.90%	-19%
United States	4.40%	-10%

Source: Virginia Employment Commission

Labor Force (May 2006)

	Labor Force	Annual Chg*
Loudoun County	146,254	10%
Northern Virginia	1,404,988	3%
Virginia	4,002,784	2%
United States	150,696,000	1%

Source: Virginia Employment Commission

At-Place Employment (4th Qtr 2005)

Industrial Classification	Employees	Annual Chg*	Establishments	Annual Chg*
Ag, Forestry, Fishing & Hunting	388	-0.51%	72	7.46%
Mining	200	9.29%	5	0.00%
Utilities	88	-7.37%	4	-20.00%
Construction	14,119	8.34%	828	2.10%
Manufacturing	5,162	10.37%	159	9.66%
Wholesale Trade	3,047	-2.93%	383	6.69%
Retail Trade	15,091	7.77%	786	10.39%
Transportation and Warehousing	11,517	-2.36%	247	10.76%
Information	9,579	-8.67%	165	3.77%
Finance and Insurance	2,258	9.51%	281	20.09%
Real Estate and Rental and Leasing	1,688	11.20%	288	14.74%
Professional and Technical Services	11,657	10.89%	1,522	17.89%
Mgt of Companies and Enterprises	973	-0.51%	31	-13.89%
Administrative and Waste Services	6,172	6.63%	416	9.76%
Educational Services	1,503	21.11%	106	11.58%
Health Care and Social Assistance	6,640	13.04%	433	10.46%
Arts, Entertainment, and Recreation	1,399	-2.24%	87	2.35%
Accommodation and Food Services	9,176	7.67%	365	9.61%
Other Services, Ex. Public Admin	4,161	9.07%	661	8.54%
Federal Government	4,414	-7.15%	29	-6.45%
State Government	861	3.11%	21	5.00%
Local Government	13,246	9.62%	180	480.65%
Total	123,339	5.22%	7,069	12.69%

Source: Virginia Employment Commission

Nonresidential Construction (June 2006)

	Stock (2005)	Sq Ft Permitted (Jun06)	Annual Chg*
Office	14,058,090	27,035	-12%
Flex/Industrial	17,157,338	219,402	-14%
Retail	10,472,666	119,874	4,932%
Other	19,326,296	49,492	-12%
Total	61,014,389	415,803	20%
Taxable	N/A	412,774	38%
Non-taxable	N/A	3,029	-94%
Route 28	N/A	65,825	-21%

Source: Loudoun County Dept of Building & Development, Dept of Economic Development

Nonresidential Notes

The cumulative amount of nonresidential square footage permitted YTD** is 1,595,424, a 40 percent increase over the same period last year.

**YTD is Year to Date (Jan-Jun)

Vacancy Rates (2nd Qtr 2006)

	Rate	Annual Chg*
Total	12%	-3%
Office	12%	26%
Flex	17%	-23%
Industrial	9%	10%

Source: CoStar

Residential Development

	Single-family Detached		Single-family Attached		Multi-Family		Total	
	Units	Annual Chg*	Units	Annual Chg*	Units	Annual Chg*	Units	Annual Chg*
Inventory (2005)	48,844	6.9%	24,412	5.7%	17,448	3.6%	90,704	5.9%
Bldg Pmts Issued(Jun06)	221	-50%	74	-59%	168	-18%	463	-44%
Homes Sold (Apr 06)	302	-38%	203	-50%	93	-47%	598	-44%
Avg Sale Price (Apr 06)	\$716,433	2%	\$443,960	-4%	\$319,733	8%	\$562,244	4%

Sources: Loudoun County Dept of Building & Development, Dept of Management & Financial Services,

Residential Notes

The cumulative number of residential permits YTD** is 2,150, a 34 percent decrease over the same period last year.

**YTD is Year to Date (Jan-Jun)

*Note: Annual Change is percent change from current period to the same time period (month or quarter) in the previous year. ✧ N/A is Not Available. ✧ na is not applicable, divide by zero.